

Chairman Nash called the Metamora Township Planning Commission regular meeting to order at 7:00 p.m. at the Metamora Township Hall, 730 W. Dryden Road, Metamora, Michigan, with the Pledge of Allegiance.

Members Present: George Nash, Phil Bellinger, Roger Hamilton, Dan Miller and Lance Gould

Members Absent: Ann Derderian and Kevin Knisely

Also Present: Township Planner Doug Piggott, Chris Hettinger of Victory Custom Trailers, and Jarod Sawyer, videographer for Levy.

Approval of Agenda

0012-17

Motion by Member Bellinger, support by Member Gould, to approve the agenda as presented. All ayes, two absent. **Motion carried.**

Approval of Meeting Minutes

0013-17

Motion by Member Bellinger, support by Member Miller, to approve the minutes of the April 12, 2017 regular meeting as presented. All ayes, two absent. **Motion carried.**

Public Comments (on items not on the Agenda)

None.

New Business

A. Victory Trailer Sales.

Planner Piggott reviewed his 5/4/17 Memo to the Board regarding his investigation at the Board's request of Victory Trailer Sales' expansion of their display area in violation of the Special Land Use Permit. Dan Agnew was the owner at the time the Special Land Use Permit was issued in April of 2016 and Chris Hettinger is the current owner.

Planner Piggott stated he believes there was a miscommunication between Gerry Edwards and Mr. Hettinger regarding the display area. Planner Piggott stated he informed Mr. Hettinger that this expansion was in violation of the SLUP and suggested he come to this Planning Commission meeting to discuss the matter. Mr. Hettinger was present and addressed the Board stating he had millings applied to the yard and expanded the display area because he understood he was allowed to do it after speaking with Mr. Edwards.

The front yard setback of 175 feet from the centerline of M-24 was discussed and it was determined that Mr. Hettinger was not displaying vehicles in the setback area but that the newly paved area within the setback was to allow for space to move vehicles in and out of the expanded display area.

There was discussion on the impact of the increase in pervious surface on drainage to the detention pond. Planner Piggott's recommendation is that Mr. Hettinger get an engineer evaluation as to how the property is going to drain and whether the detention pond has the

Township of

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Form M-1-PT

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capacity for the added storm water.

Mr. Piggott recommended that if Mr. Hettinger chooses to amend the site plan to request approval for some or all of the changes that have been made to the property in question, he should submit an application to amend the site plan and include a new site plan showing all the original requirements and all of the improvements, provide an engineer's calculations to demonstrate how the property is going to drain and that the detention pond is capable of holding the drainage or what improvements have to be made for that, and demonstrating compliance with all other requirements of the previous special land use.

It was the consensus of the Board that Mr. Hettinger could continue to display his vehicles in the expanded area for 30 days while he amends his site plan.

Unfinished Business:

A. Draft Language - Outdoor Sales Display.

Planner Piggott reviewed with the Board his draft ordinance amendment to Section 1431 regarding outdoor sales lots. Board discussion. The Board will review and address at the next meeting.

Communications and/or Committee Report

None.

Matters for Discussion from the Commission Members

Nothing at this time.

Township Planners Report - Doug Piggott/ROWE Professional Services Company

Planner Piggott reported back to the Board about the MDOT approval for Dollar General and stated Dollar General has met MDOT approval for their driveway permit and that a bypass lane was not required and that a taper was required rather than a de-acceleration lane. Board discussion. Mr. Piggott will contact the MDOT district representative to verify.

Mr. Piggott relayed information to the Board regarding the new Medical Marijuana Facilities Licensing Act. Board discussion. ROWE recommends the Township do nothing or it could adopt a resolution stating it would not at this time adopt an ordinance allowing the facilities.

014-17

At 8:05 p.m., a Motion was made by Member Bellinger, support by Member Gould, to adjourn. **Motion carried**, all voting aye.

Respectfully submitted,
Darlene Wise, Recording Secretary

cc: All Board Members
Persons requesting same


Roger Hamilton
Planning Commission Secretary

METAMORA TOWNSHIP
PLANNING COMMISSION AGENDA
10 MAY 2017 7:00 PM
METAMORA TOWNSHIP HALL

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

Public Comments (on items not scheduled on this agenda)

New Business:

A: Victory Trailer Sales

Unfinished Business:

A: Draft language – outdoor sales display

Communications and / or committee report

Matters for discussion from the commission members

Township Planners Report – Doug Piggott/Rowe Professional Services

Adjournment